



State of Washington

AFFORDABLE HOUSING ADVISORY BOARD

1011 Plum Street SE - PO Box 42525 - Olympia, Washington 98504-2525 - (360) 725-4000

Faith Pettis
Board Chair

Vacant
Residential Construction Industry

Michael Richart
Residential Construction Industry

Bryan Friend
Mortgage Lending Industry

Lynette Hoffman
Mortgage Lending Industry

Wanda Coats
Real Estate Sales Profession

Connie Devaney
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For-Profit Housing Development

Kevin Grossman
For-Profit Rental Housing

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Public Housing Authorities

Obie O'Brien
Counties, Eastern WA

Hon. David Gossett
Counties, Western WA

Mike Adolfae
Cities, Eastern WA

Lauren Walker
Cities, Western WA

Toni Johnson on behalf of Christine
Olson
Ex-Officio, Dept. of Social & Human
Services

Kim Herman
Ex-Officio, Housing Finance Commission

Dan McConnon
Ex-Officio, Dept. of Commerce

BOARD MEETING SUMMARY

Tuesday, June 26, 2012 10:00am to 1:00pm

Tacoma-Pierce County Association of REALTORS® – Tacoma, WA

ATTENDANCE

Faith Pettis, Dan McConnon, Kim Herman, Bryan Friend, Wanda Coats, Paul Purcell, Kevin Grossman, Tony To, Shaw Seaman, Joe Ingram, David Gossett, Mike Adolfae, and Lauren Walker.

STAFF

Janet Masella, Cary Retlin and Cherish Rahikainen.

GUESTS

Carol Naito, Puget Sound Regional Council
Tim Parham, Puget Sound Regional Council
Leonard Bauer, Department of Commerce

INTRODUCTIONS AND CONFIRMATION OF AGENDA

Faith Pettis

Faith summarized the agenda.

APPROVAL OF MINUTES

The April 2012 meeting summary was approved.

REPORT FROM THE CHAIR

It has been a busy three months since our last Board meeting. Faith has reached out to a number of different housing stakeholders including Marty Kooistra of Habitat for Humanity, Harry Hoffman of the Housing Development Consortium, and Rachael Myers and Michele Thomas of the Low Income Housing Alliance. This has been an effort to get to know the stakeholders and to discuss how Affordable Housing Advisory Board (AHAB) can help support them.

Faith also attended the Policy Advisory Team (PAT) meeting and the first kick-off of the Housing Trust Fund Cost Study.

Faith asked Board members keep in mind that they represent a specific organization on AHAB. It is important to interact with those communities and remember that your voice at the table represents the broader group, rather than personal interest. Please continue to communicate with those groups, and bring issues or ideas to the Board for discussion. Faith also reminded members that two consecutive unexcused absences can lead to dismissal.



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The Puget Sound Regional Council (PSRC) is doing exciting things around housing. Although their work is focused west of the mountains, Faith is delighted to have our guests attend today's meeting, and asked that members find linkages and areas we can help support.

PRESENTATIONS

Housing Innovations Program (Carol Naito)

PSRC is the federally-designated metropolitan planning organization for the central Puget Sound area. Jurisdictions covered are King, Pierce, Kitsap and Snohomish counties. Their three areas of focus are regional transportation, growth management and economic development.

While there are broad expectations laid out in state statutes around housing and housing affordability, they lack mandatory requirements for local governments and local comprehensive plans. There is clear recognition that progress needs to be made on the affordable housing front. PSRC's [Housing Innovations Program](#) acts as the clearinghouse for information, best practices and provides technical assistance on best housing and planning practices.

There is regional support that every jurisdiction would adopt affordable housing and employment targets, consistent with growth strategies. Future growth would be focused in cities where existing infrastructure could support development.

Growing Transit Communities (Tim Parham)

[Growing Transit Communities](#) is designed to help make the most of the \$15 billion voter approved investment by locating housing, jobs, and services close enough to transit that it is a viable option for the public. For example, the group is working to maximize the light rail project from downtown Seattle to corridors in Tacoma, Redmond and Everett.

Growing Transit Communities examines funding, finance tools and offers technical assistance to housing providers and local jurisdictions to help develop safe, secure, quality affordable housing in the region.

Legislative agenda includes addressing publicly-owned surplus land issues, [tax increment financing](#) and TIF. The board posed a number of questions regarding TIF to Tim Parham.

Growth Management Act (Leonard Bauer)

The Department of Commerce administers the state's [Growth Management Act](#) (GMA). The state's main GMA role is to assist and enable local governments to design their own programs to fit local needs and opportunities. Leonard described the various resources and tools available to assist local governments. See [brochure](#) for more information.

In response to a question, Leonard also commented on the outcomes from the last AHAB GMA task force.



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Leonard is working with the Neighborhood Stabilization Program on lessons learned during recent recovery act funding and how to lessen impacts of future recessions, as well as updating the [Commerce NSP/GMS Housing Guidebook](#), due January 31, 2013.

See [Commerce WACs on GMA](#) for more information.

NEEDS ASSESSMENT

It has become apparent that it is time for a [housing needs assessment](#). There have been many changes in our state over the past few years such as transportation, economic, labor, new census data, as well as a new governor coming in. In order for us to be effective in communicating what housing policy should be in the state, we need updated data.

The Department of Commerce and the WSHFC have agreed to help fund this project. AHAB would also seek other partners for the study.

Faith distributed a proposed timeline that would result in a final report at the end of 2013, in time to inform the next five year plan.

AHAB member thoughts and suggestions:

- Figure out what data we are already collecting, survey existing resources. Focus our resources on the gaps.
- We must find a solution to collecting rural area data.
- Don't focus on affordable housing alone.
- Choose a consultant who has the ability to provide consistent data each time the report is updated, such as a higher education institution or AHAB.
- Decide on how often the data will be updated so it is as close to real time as possible.

If you would like to volunteer for this subcommittee, please contact Faith directly.

ANNUAL REPORT AND FIVE YEAR PLAN

Each year, AHAB is responsible for an annual progress report to the five year plan and bringing forward recommendations to the legislature. The 2012 report is due in February and will include information on the needs assessment, Housing Trust Fund cost study work, and research that Commerce is partnering with WSU on related to the cost study.

Faith and the Department would like to see this year's report a transition to strategic focus on what AHAB does.

Cary Retlin will lead this effort.



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SUBCOMMITTEE REPORTS

Policy Advisory Team

The PAT adopted formal membership terms, responsibilities and expectations. See [handout](#).

HB 2640 Subcommittee (Janet Masella)

HB 2640 was passed last year to formally incorporate a cost policy into the Housing Trust Fund (HTF) award process. The HTF is working with stakeholders through a [Cost-Effectiveness Subcommittee](#). The subcommittee's first meeting focused on definitions, purpose, concerns and interests. Representative

Smith, the bill sponsor, attended the entire first meeting. There are four meetings planned between now and August.

Commerce is working with WSU to conduct research on what how other state housing trust fund programs operate.

Report on recommendations will come back to PAT and AHAB for review and approval in September before the final due date of November 26.

Foreclosure Settlement

Kim Herman provided the Board with an update on the foreclosure settlement. The Office of the Attorney General has released a RFP for \$43.8 million national settlement. Applications due June 29. Programs must be and running within 30 days and first report on progress within 90 days.

COMMERCE UPDATE

Dan McConnon provided the Board with a Commerce update.

- The Department is busy implementing the changes to the foreclosure program. Already starting to see better traffic through the mediation program and seeing an increase in settlements.
- Working with counties on document recording fee extension. Change in which documents this applies to. We have until September to create a final custom list for each county.
- Already gearing up for next session. Proposals are due to the Governor's Office by September. Several of those are housing related, including HTF ask, increase in weatherization matchmakers funding, and modifications to Housing and Essential Needs program some of which were introduced by Speaker Chopp. This will be an issue this session because of health care reform and it is the last session to address eligibility for the program.
- The Department is working on a grant with the Gates Foundation. This is a two year project to align housing policy with low-income mitigation policy. We've put forward a proposal to do an analysis and recommendations and put together a coherent strategy. Commerce should hear by the end of the month if this project gets funded.



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CLOSING REMARKS

Faith informed Board members that Tom Tierney's last meeting was technically today, due to his retirement from the Seattle Housing Authority. Chris Pegg, Executive Director of the Longview Housing Authority, will be his replacement and will join us in September. She has also volunteered to join PAT.

MEETING ADJOURNED 1:00pm

Future items:

- ***Legislative staff to discuss key housing issues***
- ***Educational opportunities***

Next Meeting:

***Tuesday, September 25
10:30am to 1:30pm
Washington State Criminal Justice Training Commission
Room E-103
19010 1st Avenue South
Burien, WA 98148***